



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: \_\_\_\_\_

Case No.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Project Name: Saddle Ranch Chop House

**Project Location:** 4321 N. Scottsdale Road, Scottsdale, AZ

## Property Details:

☐ Single-Family Residential    ☐ Multi-Family Residential    ☒ Commercial    ☐ Industrial

Current Zoning: D/OC-2 DO

Proposed Zoning: Same

Number of Buildings: 1

Parcel Size: .27 acre

Gross Floor Area/Total Units: 8,702

Floor Area Ratio/Density: .8

Parking Required: See Attached

Parking Provided: See Attached

Setbacks:    N - \_\_\_\_\_    S - \_\_\_\_\_    E - \_\_\_\_\_    W - 12'-0"

## Description of Request:

Refer to attached Project Narrative

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



ARCHICON, L.C.

Architecture & Interiors

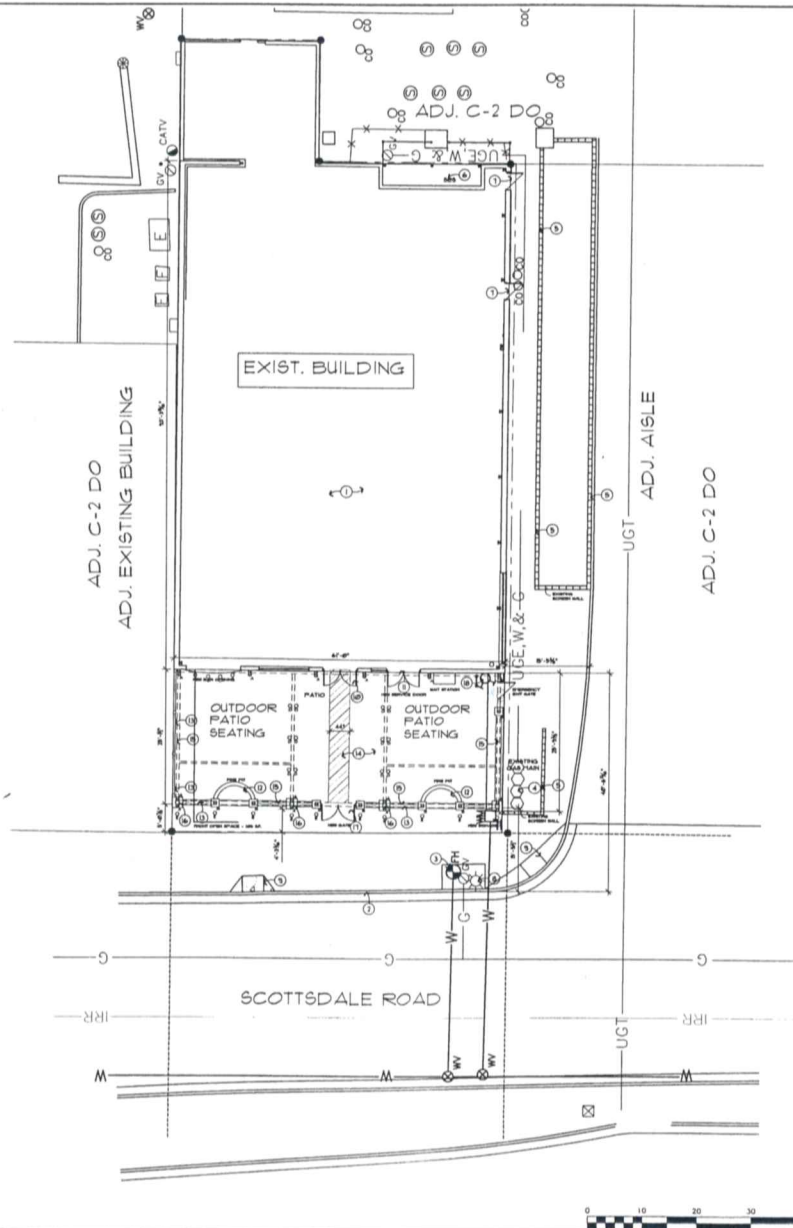
**Project Narrative**  
**Saddle Ranch Chop House "Scottsdale"**  
**4321 N Scottsdale Road**  
**Scottsdale, AZ**

The Saddle Ranch Chop House will be located at 4321 North Scottsdale Road. The space is located between the Scottsdale Galleria and Bravo Italian Restaurant. This new restaurant has national identity with operations in Los Angeles and Kansas City.

The proposed modifications to the aging existing building include an exterior and interior tenant improvement. The proposed exterior modifications include the removal of the existing Pacific Northwestern style portico structure. The proposed new exterior design includes the addition of two (2) six foot high fixed faux "French" doors and wood "z" panel shutters along with 30" deep balconies on the right and left side of the building facade at the mezzanine level. At the ground level a proposed new steel canopy patio structure will be the focus from Scottsdale Road. All steel supports for the new patio structure shall be wrapped with weathered 1x6 wood planks to maintain the "Western" theme. The design includes a motorized fabric canopy at each flank of the patio, providing patrons an escape from the desert sun. The fabric material shall be similar to a covering that was found on a classic western style covered wagon. The proposed design also includes a perimeter patio enclosure consisting of brick pillar center posts and a three rail 'timber' wood fence at approx. 36" in height. Incorporated in the patio enclosure design are a fire pit on each side of the main entry gate. At the street facade, the face of the fire pit will be finished in brick to extend the aesthetic appeal the existing brick facade portrays. A pass thru bar at the left side of the facade enhances the patio experience as you view it from the street side. Above the main entry gate the design includes a wood plank sign board with signage stating "Saddle Ranch Chop House" and on the building facade above the patio structure shall be the corporate signage "Saddle Ranch Chop House" "Scottsdale". At the Southwest corner of the mezzanine level a bucking bronco and rider break through the facade of the building tying in with the theme of the City of Scottsdale logo. Three quarters of the bucking horse and rider will be on the exterior of the building and the remainder will be seen breaking out thru the inside the building. On the left side of the main building elevation above the mezzanine level a stage coach with two horses breaks the exterior parapet. The main exterior entrance to the building will be modified with a pair of 3'-0" x 9'-0" high doors with glazing on each side of the doors.

Upon entry a new hostess station greets patrons on the right side of the main entry doors along with a small retail space highlighting 'Saddle Ranch' shirts & memorabilia. While waiting to be seated patrons can have a cool drink at the elliptical bar or take in one of Saddle Ranch's focal points to the main dining floor, a mechanical bull complete with leather hide and foam horns. Patrons may have the option to ride or simply watch others test their riding skills while enjoying some authentic "western hospitality". In the design of the main floor besides the elliptical bar & "bull ring", booth seating and soft seating (non fixed seating) are included as well as a bar supporting the patio and a well proportioned kitchen area providing down home cooking times a day. The mezzanine level will be modified to accommodate new seating, a kitchen support area, and restrooms. The restrooms shall be conveniently located on each lower and mezzanine level for easy access and suitably sized for the busy parts of service as well as the kitchen service areas. Additionally, all utility systems including the HVAC system, all ADA & life/safety and building code issues that an abandoned space can acquire through time, shall be satisfied as well. Saddle Ranch Chop House Restaurant service begins with breakfast service starting at 8:00AM until 3:00PM, lunch service from 11:00AM until 3:00PM, and dinner service from 3:00PM until closing.

This project will have a positive influence to downtown Scottsdale. With the renovation of this abandoned building, the Saddle Ranch Chop House of Scottsdale will bring to this downtown area a revitalization effort and uniqueness that the downtown area emits, continuing the Old Town Scottsdale appeal that attracts locals and tourists alike to the area.



19 SITE PLAN

# SADDLE RANCH RESTAURANT

4321 N SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

## ARCHITECT:

ARCHICON, L.C.  
4041 N CENTRAL AVE. STE C-100  
PHOENIX, AZ 85018  
TEL: (602) 322-4386  
FAX: (602) 322-4386  
E-MAIL: VINCENT@ARCHICON.COM

## CLIENT/OWNER/DEVELOPER

GLIMMER VENTURES SOUTH WEST  
1015 N. SCOTTSDALE ROAD, # 303  
SCOTTSDALE, ARIZONA 85253  
PHONE: (602) 850-0505  
FAX: (602) 850-3555  
CONTACT: JEFF LEVIN

## SCOPE

REMODELING OF EXISTING BUILDING + PATIO  
ZONING: D100-3  
PARCEL #: 413-41-028, 028A, 029, + 028A.  
NET SITE AREA: 8325 SF (0.188 ACRE)  
USE: RESTAURANT  
1ST FLOOR AREA: 4283 S.F.  
2ND FLOOR AREA: 2613 S.F.  
GROSS AREA: 6896 S.F.  
NEW PATIO AREA (INCLUDING LANDSCAPE) + 1843 S.F.  
OLD PATIO AREA (INCLUDING LANDSCAPE) + 1843 S.F.  
NEW SEATING AREA + 1386 S.F.  
OLD SEATING AREA + 1386 S.F.  
MAX HEIGHT OF FRONT PARAPET + 35'-3" APPROX. (EXISTING)  
SIDE PARAPET + 25'-0" APPROX. (EXISTING)  
EXISTING MECHANICAL SCREEN + 42'-0"  
TOP OF "RIDGE" (BARNEL) + 33'-4" APPROX. (EXISTING)  
FRONT OPEN SPACE PROVIDED - 285 S.F.

## 11 PROJECT TEAM

- 1 EXISTING BUILDING TO REPAIR
- 2 EXISTING SIDEWALK CURB + GUTTER
- 3 EXISTING FIRE HYDRANT
- 4 EXISTING ADJ. GAS MAIN TO REPAIR
- 5 EXISTING ADJ. SCREEN WALL TO REPAIR
- 6 EXISTING SIB LOCATION TO REPAIR
- 7 EXISTING EXIT DOORS TO REPAIR
- 8 EXISTING STREET LIGHT
- 9 EXISTING RAMP
- 10 EXISTING DOORS TO REPAIR
- 11 NEW DOOR
- 12 NEW PROPOSED FIRE PIT LOCATION
- 13 NEW SCREEN / PATIO WALL
- 14 REMOVE EXISTING CANOPY 1 TO ADD NEW CANOPY + PATIO
- 15 LINE OF NEW PROPOSED CANOPY ABOVE
- 16 NEW PROPOSED COLUMN LOCATION
- 17 NEW PROPOSED GATE
- 18 EXISTING FIRE DEPT. CONNECTION LOCATION

## 17 KEY NOTES



23 LOCATION MAP

## 18 PROJECT DATA



66-DR-2006  
9/15/2006

ARCHICON, L.C.  
Architecture & Interiors  
4041 NORTH CENTRAL AVENUE  
SUITE C-100  
PHOENIX, ARIZONA 85012  
(602) 322-4386  
FAX (602) 322-4386  
WWW.ARCHICON.COM

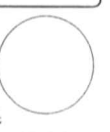
SADDLE RANCH CHOP HOUSE  
4321 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85251



JOB NO.	66-DR-2006-01
PROJECT NAME	303
SHEET NO.	303
DRAWN BY	V. DALKE
IN	REVISION
BY	
DATE	

APPROVED FOR CITY	
APPROVED FOR COUNTY	
APPROVED FOR STATE	
APPROVED FOR FEDERAL	
APPROVED FOR OTHER	

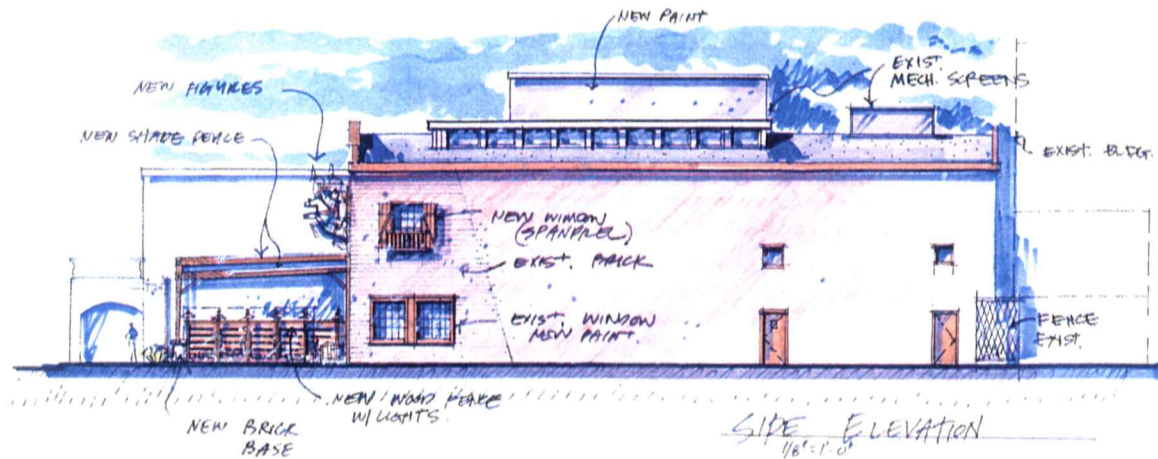
SHEET TITLE	
SHEET NO.	



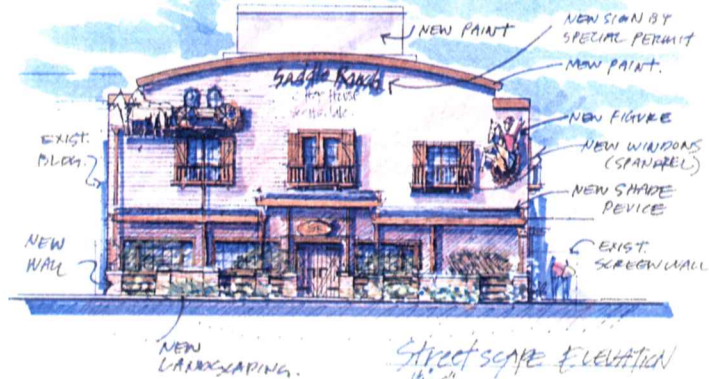
SP

DATE: 8/2/2006

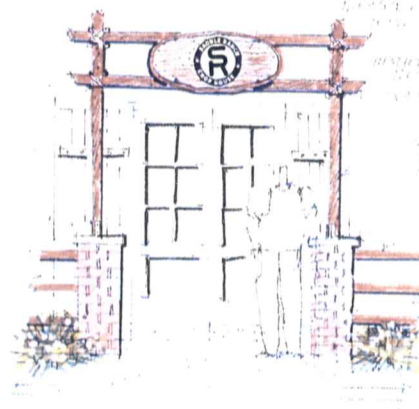




WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



ENTRY PORTAL ELEVATION

